

07/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0426-RENO-ARVILLE ASSOCIATES L P & PENTACON L P:**

**USE PERMIT** to allow office as primary use in conjunction with an existing office/warehouse complex on a portion of 3.63 acres in an IL (Industrial Light) Zone.

Generally located north of Reno Avenue and west of Arville Street within Paradise. MN/jam/cv  
(For possible action)

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RELATED INFORMATION:

**APN:**

162-30-103-004 through 162-30-103-006 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5087 Arville Street
- Site Acreage: 3.63 (portion)
- Project Type: Office (rehearsal rooms)
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 3,640 (proposed use)/18,270 (subject building)/54,810 (all 3 buildings)
- Parking Required/Provided: 93/149

**Site Plan**

The existing office/warehouse complex is located on the northwest corner of Reno Avenue and Arville Street. The plans depict an existing office/warehouse complex which features 3 separate buildings. The lease space is at the northern end of the middle building (APN 162-30-103-005), Unit A and Unit B. Access to the complex is provided from the surrounding streets which are Reno Avenue to the south, Arville Street to the east, and Rogers Street to the west. There will be no changes to the existing buildings, drive aisles, or parking spaces. The uses within the complex have changed through the years and now include retail as well as office/warehouse type of uses.

**Elevations**

The photos depict a 1 story, office/warehouse building constructed with covered entries in the front and roll-up doors in the rear of each unit.

### Floor Plans

The plans depict a 3,640 square feet suite that is being converted to rehearsal rooms. The applicant is proposing to combine two units by installing a door which provides access between them. Unit A will have rehearsal room A and a bathroom in the unit. Unit B will have rehearsal rooms B and C, an additional bathroom, and a lobby in the front.

### Applicant's Justification

The applicant wants to provide a location for musicians to meetup where they can write and rehearse songs. Instruments will be available on-site for use. It is stated that the site will use a reservation system, and no music will be audible from outside of the building. In using this building as proposed, a use permit is required to have an office as a primary use.

### **Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>  | <b>Action</b>   | <b>Date</b>   |
|---------------------------|---|-----------------|---------------|
| UC-21-0742                | Retail Sales (hobby store) in conjunction with an existing office/warehouse   | Approved by PC  | February 2022 |
| UC-19-0184                | Recreational facility (escape room) in conjunction with an existing office/warehouse                                  | Approved by PC  | April 2019    |
| UC-0143-87                | Maintain training workshops for performing, filming, video recording, and live stage performances                     | Approved by PC  | July 1987     |
| ZC-0029-84                | Reclassify R-E to M-1 to construct and maintain a 17,300 square foot office/warehouse complex with future development | Approved by BCC | April 1984    |

### **Surrounding Land Use**

|                     | <b>Planned Land Use Category</b> | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>                           |
|---------------------|----------------------------------|----------------------------------|--|
| North               | Business Employment & Public Use | IL & PF                          | Office/warehouse & fire station/ training facility |
| South, East, & West | Business Employment              | IL                               | Office/warehouse                                   |

### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### **Analysis**

#### **Comprehensive Planning**

#### Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that an office within this complex will not impact the surrounding uses. Staff finds that some of the office/warehouse uses within the site have transitioned over time to commercial uses. The proposed use is consistent with other approved or existing uses on the site, such as retail, personal services, and recreational facilities. This request supports Goal 5.5.3 of the Master Plan which encourages the retention and revitalization of established local business districts. Furthermore, the proposed office supports Goal 5.1, which encourages diversification of the economic base to enhance resilience. Additionally, although the requested use requires additional parking spaces, staff finds that the site has ample parking for all the uses within the complex. Therefore, staff can support this request.

### **Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- No comment.

#### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GARY COVENEY

**CONTACT:** GARY COVENEY, 5087 ARVILLE STREET, UNIT A/B, LAS VEGAS, NV 89118